

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
E/S Wards Chapel Road, .5 miles	* ZONING COMMISSIONER
S of Liberty Road	
4214 Wards Chapel Road	* OF BALTIMORE COUNTY
2nd Election District	
3rd Councilmanic District	* Case No. 96-440-A
Daniel Brent Horn, et al	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Daniel Brent Horn and David Albert Horn, for that property known as 4214 Wards Chapel Road in the northwestern section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a detached accessory structure (garage) in the side yard, in lieu of the required rear yard, with a height of 19 ft., in lieu of the required 15 ft., or alternatively, a variance from Section 1A01.3 of the BCZR to allow a principal structure with a side yard setback of 18 ft., in lieu of the required 35 ft. The property and relief sought are more particularly described on Petitioners' Exh. No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date 6/5/96  
By M. Horak

MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

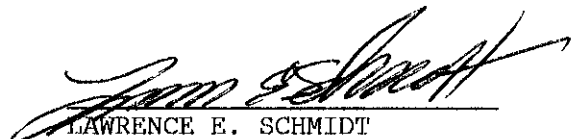
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5<sup>th</sup> day of June 1996, that the Petition for a Residential Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a detached accessory structure (garage) in the side yard, in lieu of the required rear yard, with a height of 19 ft., in lieu of the required 15 ft., or alternatively, a variance from Section 1A01.3 of the BCZR to allow a principal structure with a side yard setback of 18 ft., in lieu of the required 35 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

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LES:mmn

ORDER RECEIVED FOR FILING  
Date 6/5/96  
By M. Graham

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 5, 1996

Messrs. Daniel B. Horn  
and David A. Horn  
4214 Wards Chapel Road  
Marriottsville, Maryland 21104

RE: Petition for Administrative Variance  
Case No. 96-440-A  
Property: 4214 Wards Chapel Road

Dear Messrs. Horn:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

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# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4214 WARDS CHAPEL ROAD

96-440-A

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 TO ALLOW A DETACHED ACCESSORY

~~DET~~ STRUCTURE IN THE SIDEYARD, 19 FT. HT. THE SAME SIZE AS THE HOUSE FOOT-  
PRINT IN LIEU OF THE BACK YARD, 15 FT. HT. + SMALLER THAN THE HOUSE FOOTPRINT,  
OR ALTERNATIVELY SEC. 1A01.3 TO ALLOW PRINCIPAL STRUCTURE (ADDITION)  
18 FT. FROM THE SIDE YARD IN LIEU OF 55 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. MUST BE NEXT TO HOUSE DUE TO HILL BEHIND HOUSE.
2. SIZE SAME AS HOUSE, TO BE USED AS STORAGE TO INCREASE LIVING SPACE IN BASEMENT OF HOUSE.
3. HEIGHT OVER LIMIT TO STORE RECREATIONAL VEHICLE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

DANIEL BRENT HORN

(Type or Print Name)

Daniel Brent Horn

Signature

DAVID ALBERT HORN

(Type or Print Name)

David Albert Horn

Signature

4214 WARDS CHAPEL RD. 410-922-4131

Address

(work) 410-363-2222

Phone No

MARRIOTTSVILLE, MD 21104

City

State

Zipcode

Name, Address and phone number of representative to be contacted

DANIEL B. HORN

Name

410-922-4131

4214 WARDS CHAPEL RD. (work) 410-363-2222

Address

Phone No

A. Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: SMH

DATE: 5-10-96

ESTIMATED POSTING DATE: 5-19-96

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 4448

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# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4214 WARDS CHAPEL ROAD  
address  
MARRIOTTSVILLE, MARYLAND 21104  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

1. GARAGE MUST BE BUILT NEXT TO HOUSE DUE TO HILL BEHIND HOUSE.
2. GARAGE WILL BE SAME SIZE AS HOUSE, FOR IT WILL BE USED AS STORAGE TO INCREASE LIVING SPACE IN BASEMENT OF HOUSE.
3. OVERALL HEIGHT OF GARAGE WILL BE OVER 15' TO BE ABLE TO STORE LARGE RECREATIONAL VEHICLE IN IT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Daniel Brent Horn  
(signature)  
DANIEL BRENT HORN  
(type or print name)



David Albert Horn  
(signature)  
DAVID ALBERT HORN  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8<sup>th</sup> day of May, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Daniel Horn & David Horn

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/8/96  
date

CHARLENE SEITZ  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 6, 1995

NOTARY PUBLIC

My Commission Expires:

Charlene Seitz

ZONING DESCRIPTION FOR:  
4214 WARDS CHAPEL ROAD.

96-440-A

BEGINNING AT A POINT ON THE EAST SIDE OF THE PROPERTY, IS A DRIVEWAY ON A 12 FOOT WIDE RIGHT OF WAY AT A DISTANCE OF 267 FEET WEST OF THE CENTER LINE OF WARDS CHAPEL ROAD, WHICH IS 24 FEET WIDE.

AS RECORDED IN DEED LIBER W.P.C. 514 FOLIO 31. CONTAINING 1.5 ACRES, ALSO KNOWN AS 4214 WARDS CHAPEL ROAD.

N 82°22'W 195.3 FT, N 46°25'W 108.1 FT, N 2°35'E 33 FT,  
N 22°5'E 159.37 FT, S 87°40'E 236.4 FT, S 5°25'  
W 272.5 FT TO THE PLACE OF BEGINNING.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland  
96-440-A

District and

Posted for: various

Date of Posting 5/17/96

Petitioner: David + David Horn

Location of property: 4314 Ward's Chapel Rd

Location of Sign: Post at beginning of driveway leading to property

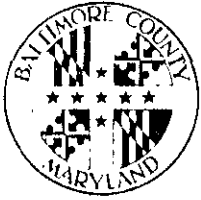
Remarks: \_\_\_\_\_

Posted by [Signature]  
Signature

Date of return: 5/24/96

Number of Signs: 1

RECORDED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 448 Petitioner: DANIEL B. HORN  
Location: 4214 WARDS CHAPEL RD. MARRIOTTSVILLE, 21104

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DANIEL B. HORN  
ADDRESS: 4214 WARDS CHAPEL ROAD  
MARRIOTTSVILLE, MD 21104  
PHONE NUMBER: 410-922-4131

448

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BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 19909

DATE 5-10-96 ACCOUNT R001-G130

(2)

AMOUNT \$ 55.50

RECEIVED FROM: Dance & Dance Home 4214 L. Ave. S. Wash. DC  
010 April For VAN 50  
080 1 Sign 35  
FOR: Fee

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01A00W020DMICRC  
BA 0012115PM05-10-96

\$85.00

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

96-440 445



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 16, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-440-A (Item 448)  
4214 Wards Chapel Road  
E/S Wards Chapel Road, .5 miles S of Liberty Road  
2nd Election District - 3rd Councilmanic  
Legal Owner(s): Daniel Brent Horn and David Albert Horn

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 19, 1996. The closing date (June 3, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Daniel and David Horn

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 30, 1996

Mr. Daniel Brent Horn  
4214 Wards Chapel Road  
Marriottsville, MD 21104

RE: Item No.: 448  
Case No.: 96-440-A  
Petitioner: Daniel Horn

Dear Mr. Horn:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 10, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

5-17-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 440 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
          Permits and Development  
          Management

DATE:   May 16, 1996

FROM:   Pat Keller, Director  
          Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 417, 442, 443, 444, 445, 447, and 448

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
           Department of Permits &  
           Development Management

DATE:    May 28, 1996

FROM:     Robert W. Bowling, P.E., Chief  
           Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
           for May 28, 1996  
           Item Nos. 437, 440, 442, 444, 445, 446, 448 & 449

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc:    File

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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 20, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 437, 438, 440, 441, 442, 443,  
444, 445, 446, 447 AND 448. 10

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED

This Deed, Made this <sup>22<sup>nd</sup></sup> day of May, 1986, by and between ✓ NAOMI F. HORN of the County of Baltimore, in the State of Maryland, party of the first part, Grantor, and ✓ NAOMI F. HORN, <sup>Deceased</sup> her son, DAVID ALBERT HORN, and her grandson, ✓ DANIEL BRENT HORN, all of the County of Baltimore, in the State of Maryland, party of the second part, Grantees.

Witnesseth, that in consideration of the sum of no money and ~~other good and valuable considerations, the receipt of which is~~ hereby acknowledged, the Grantor does hereby grant and convey, in fee simple, unto the said Grantees, as joint tenants, their personal representatives, heirs and assigns, in fee simple, all of the right, title and interest of the Grantor in and to all that lot of ground situate in Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a pipe now set on the north side of a road leading from the Ward's Chapel Road to the land formerly owned by MR. MILKE on or in the west 30 perch line of the land described in the deed from JOHN N. DELL to S. VIRGINIA HORN dated June 23, 1919 and recorded among the Land Records of Baltimore County in Liber W.P.C. 514 folio 31, said pipe being north 82 degrees 22 minutes west 294.54 feet from the beginning of said line in the center of Ward's Chapel Road, thence running and binding on a part of said line and on the side of the road running from the Ward's Chapel Road to the land formerly owned by MR. MILKE, with the use thereof in common north 82 degrees 22 minutes west 195.3 feet to the end of said line; thence running and binding on the north 49 degrees west 6.8 perch line and continuing along the side of the road last mentioned with the use thereof in common north 46 degrees 25 minutes west 108.1 feet to a stone formerly set; thence running and binding on the north 2 perch line of the above mentioned deed north 02 degrees 35 minutes east 33 feet to a concrete monument now set; thence running and binding on the third line of the land described in the deed from SAMUEL R. CONREY and wife to JESSE W. DELL, dated December 16, 1914 and recorded among the Land Records of Baltimore County in Liber WPC 514 folio 29, north 22 degrees 05 minutes east 159.37 feet to a monument now set; thence running and binding on a part of the second line of the last mentioned deed in a reversely direction south 87 degrees 40 minutes east 236.4 feet to a pipe now set; thence running for a line of division now made south 05 degrees 25 minutes west 272.5 feet to the place of beginning. Containing 1.5 acres, more or less.

BEING the same lot of ground which Deed dated June 30, 1951 and recorded among the Land Records of Baltimore County in Liber GLB 1986 folio 93 was granted and conveyed by FRANCES J. DOYLE and JAMES DOYLE III her husband unto S. VIRGINIA HORN, RAY O. HORN and NAOMI F. HORN, his wife. The said S. VIRGINIA HORN <sup>RC/F</sup> has since departed this life on or about the 11th day of <sup>Dec</sup> December 1957 thereby vesting fee-simple title to the within named Grantors.

448  
16.00  
0  
16.00  
#37894 0002 R02 108:5  
09/23/86

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION

CLERK DATE

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE JR DATE 9-19-86

TRANSFER TAX NOT REQUIRED  
Director of Finance  
BALTIMORE COUNTY, MARYLAND  
Per Joseph W. Orr  
Authorized Signature  
Date 9/19/86 Sec. 11-85 c

MICROFILMED 16-



VALID ONLY  
WITH  
IMPRESSED  
SEAL

HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A  
RECORD ON FILE IN THE DIVISION OF VITAL RECORDS.

DATE ISSUED: NOV 29 1994

*Julia E. Davidson Randall*  
STATE REGISTRAR OF VITAL RECORDS

TO BE COMPLETED BY FUNERAL DIRECTOR

TO BE COMPLETED BY PHYSICIAN: MEDICAL CERTIFICATION

1. DECEDENT'S NAME (First, Middle, Last) <b>Naomi Horn</b>				2. DATE OF DEATH MONTH DAY YEAR <b>November 26, 1994</b>				3. TIME OF DEATH M			
4. SOCIAL SECURITY NUMBER <b>215-42-7119</b>		5. SEX <input type="checkbox"/> M <input checked="" type="checkbox"/> F	6. AGE (In yrs last birthday) <b>89</b> YRS.	7. DATE OF BIRTH (Month, Day, Year) <b>Nov 13, 1905</b>		8. BIRTHPLACE (State or Foreign Country) <b>Maryland</b>					
9a. FACILITY NAME (If not institution, give street and number) <b>Old Court Nursing Home</b>				9b. CITY, TOWN OR LOCATION OF DEATH <b>Randallstown</b>				9c. COUNTY OF DEATH <b>Baltimore</b>			
10a. STATE <b>Maryland</b>		10b. COUNTY <b>Baltimore Co.</b>		10c. CITY, TOWN OR LOCATION <b>Marriottsville</b>				10d. INSIDE CITY LIMITS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
10e. STREET AND NUMBER <b>4214 Wards Chapel Rd.</b>				10f. ZIP CODE <b>21104</b>		10g. CITIZEN OF WHAT COUNTRY? <b>USA</b>					
11. MARITAL STATUS <input type="checkbox"/> Never Married <input type="checkbox"/> Married <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced		12. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, GIVE WAR OR DATES		13. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No— If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Specify		14. RACE — American Indian, Black, White, etc. Specify <b>White</b>					
15. DECEDENT'S EDUCATION (Specify only highest grade completed) <b>12 years</b>		16a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do NOT use retired) <b>Homemaker</b>		16b. KIND OF BUSINESS/INDUSTRY <b>Own Home</b>							
17. FATHER'S NAME (First, Middle, Last) <b>Albert Ferrell</b>				18. MOTHER'S NAME (First, Middle, Maiden Surname) <b>Katie A. Davis</b>							
19a. INFORMANT'S NAME (Type/Print) <b>Mr. David A. Horn</b>				19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code) <b>3916 Wards Chapel Rd. Marriottsville, MD 21104</b>							
20a. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		20b. PLACE AND DATE OF DISPOSITION (Name of cemetery, crematory or other place) <b>Wards Chapel Cemetery</b>		DATE <b>11-30</b>		20c. LOCATION — City or Town, State <b>Randallstown, MD</b>					
21. SIGNATURE OF FUNERAL SERVICE LICENSEE <i>John K. Arnold</i>				22. NAME AND ADDRESS OF FACILITY <b>Loring Byers Funeral Directors, Inc. 8728 Liberty Road Randallstown, MD 21133</b>							
23. PART I. Enter the diseases, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.  IMMEDIATE CAUSE (Final disease or condition resulting in death) → <b>Acute Cardiac Arrest</b>  Sequitally list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST a. DUE TO (OR AS A CONSEQUENCE OF) <b>Arteriosclerotic Cardiovascular Disease</b> b. DUE TO (OR AS A CONSEQUENCE OF) c. DUE TO (OR AS A CONSEQUENCE OF) d.								Approximate Interval Between Onset and Death			
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. <b>Diabetes</b>								24a. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		24b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
DID TOBACCO USE CONTRIBUTE TO CAUSE OF DEATH YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>											
25. WAS CASE REFERRED TO MEDICAL EXAMINER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26. PLACE OF DEATH (Check only one) HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA OTHER: <input checked="" type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)									
27. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined <input type="checkbox"/> Homicide		28a. DATE OF INJURY (Month, Day, Year)		28b. TIME OF INJURY M		28c. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		28d. DESCRIBE HOW INJURY OCCURRED			
28e. PLACE OF INJURY — At home, farm, street, factory, office building, etc. (Specify)				28f. LOCATION (Street and Number or Rural Route Number, City or Town, State)							
29a. CERTIFIER (Check only one) <input checked="" type="checkbox"/> CERTIFYING PHYSICIAN: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. <input type="checkbox"/> MEDICAL EXAMINER: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner as stated.											
29b. SIGNATURE AND TITLE OF CERTIFIER <i>Dr. Leonard H. Golombek</i>				29c. LICENSE NUMBER <b>D-04749</b>		29d. DATE SIGNED (Month, Day, Year) <b>11/28/94</b>					
30. NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (ITEM 27) (Type, Print) <b>Dr. Leonard H. Golombek 5400 Old Court Road Randallstown, Maryland 21133</b>											
31. DATE FILED (Month, Day, Year) <b>NOV 29 1994</b>		32. REGISTRAR'S SIGNATURE <i>Julia E. Davidson Randall</i>									

MICROFILMED

4448

96-3016

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED, UNDERSTAND AND ACCEPT THE FACT THAT DANIEL B. HORN, OF 4214 WARDS CHAPEL ROAD, HAS PROPOSED BUILDING A GARAGE WHICH WILL BE 28' X 48' IN SIZE. WE ALSO ACKNOWLEDGE THE FACT THAT THIS BUILDING WILL ONLY BE 18' FROM THE EASTERN-MOST PROPERTY LINE.

PRINT NAME Lester W. Study  
SIGNATURE Lester W. Study  
ADDRESS 4209 Wards Chapel Rd, Marriottsville, Md 21104  
PHONE NUMBER 922-4220

PRINT NAME NORA REISBERG  
SIGNATURE Nora Reisberg  
ADDRESS 4212 Wards Chapel Road  
PHONE NUMBER 922-4135

PRINT NAME ~~Eleanor Crissman~~ ELEANOR CRISSMAN  
SIGNATURE Eleanor Crissman  
ADDRESS 4215 WARDS CHAPEL RD. 21104  
PHONE NUMBER 410-922-5675

PRINT NAME ROBERT J. WALSH  
SIGNATURE Robert J Walsh  
ADDRESS 4206 WARDS CHAPEL RD 21104  
PHONE NUMBER 410 922 4989

PRINT NAME Lewellyn Brantley  
SIGNATURE Lewellyn Brantley  
ADDRESS 4220 WARDS Chapel Rd 21104  
PHONE NUMBER 410 521-3054

PRINT NAME Kimberly Sellman  
SIGNATURE Kimberly Sellman  
ADDRESS 4023 Wards Chapel Rd 21104  
PHONE NUMBER ~~922-55524~~ 922-5461

TO WHOM IT MAY CONCERN,

WE THE UNDERSIGNED, UNDERSTAND AND ACCEPT THE FACT THAT *DANIEL B. HORN*, OF 4214 WARDS CHAPEL ROAD, HAS PROPOSED BUILDING A GARAGE WHICH WILL BE 28' X 48' IN SIZE. WE ALSO ACKNOWLEDGE THE FACT THAT THIS BUILDING WILL ONLY BE 18' FROM THE EASTERN-MOST PROPERTY LINE.

PRINT NAME Robert E. Sellman  
SIGNATURE Robert E. Sellman  
ADDRESS 4233 Wards Chapel Rd. Marriottsville, Md.  
PHONE NUMBER 922-3524

PRINT NAME STUART R. ETTLIN  
SIGNATURE Stuart R. Ettlin  
ADDRESS 4021 Wards Chapel Rd Marriottsville, MD  
PHONE NUMBER 922-1609

PRINT NAME JAMES D. HORN  
SIGNATURE James D. Horn  
ADDRESS 4214 Wards Chapel Rd.  
PHONE NUMBER 467-1820

PRINT NAME THEODORE SMITH  
SIGNATURE Theodore Smith  
ADDRESS 3924 WARDS CHAPEL RD MARIOTTSVILLE MD.  
PHONE NUMBER 922-5319

PRINT NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_

PRINT NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4214 WARDS CHAPEL ROAD

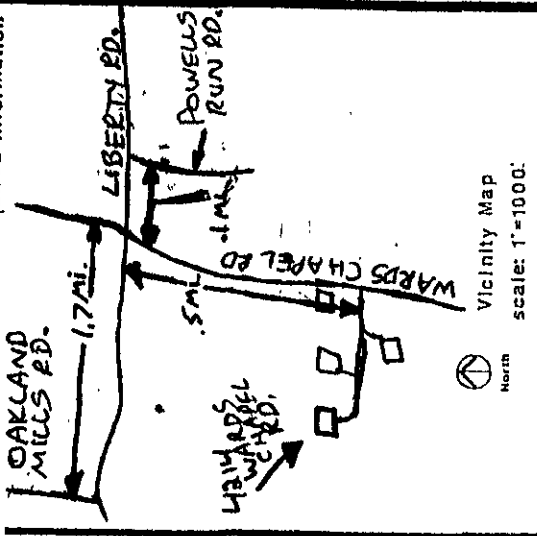
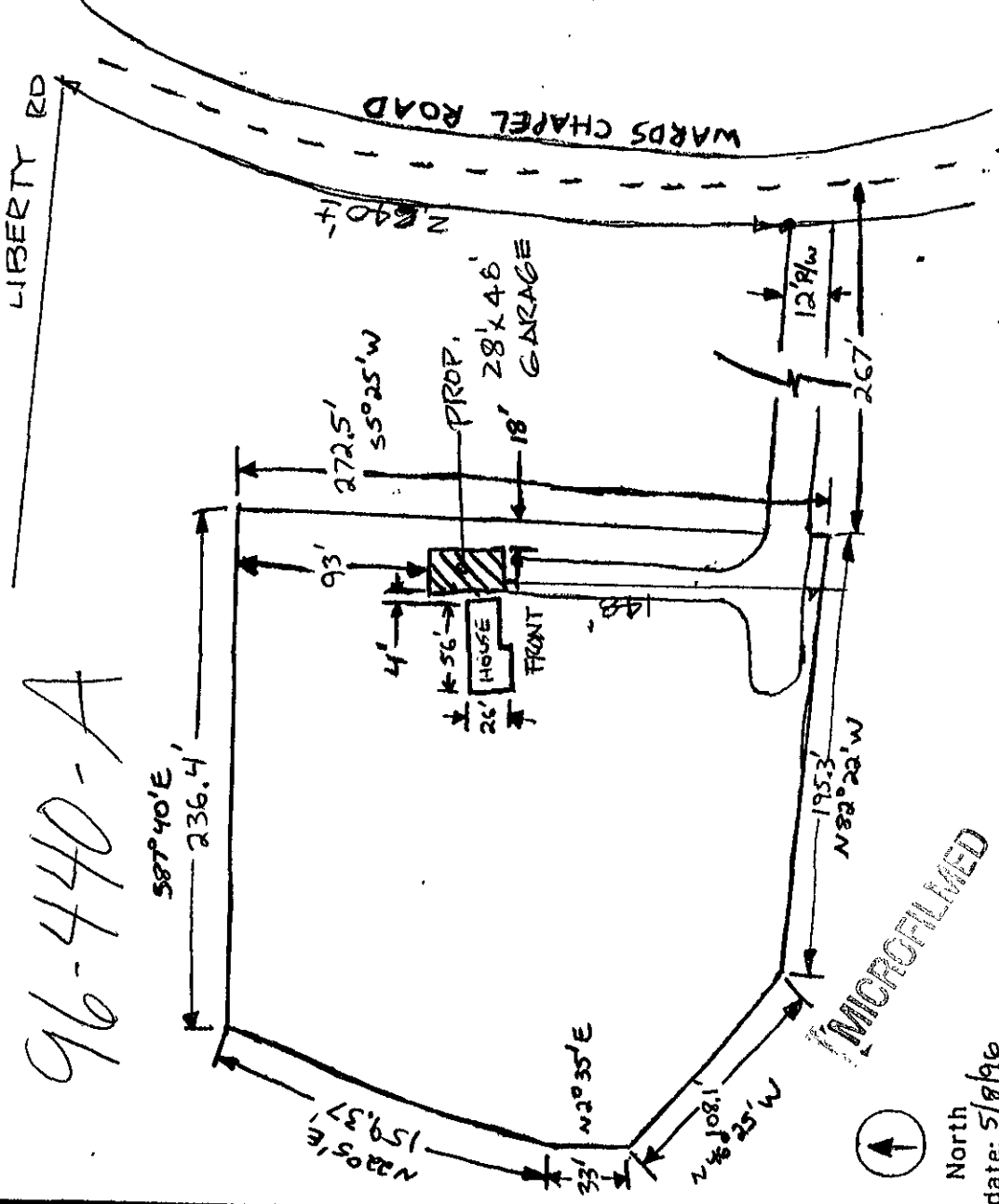
Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lat # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: DANIEL B. HORN

PROPOSED BUILDING  
28' x 48'

96-440-A



**LOCATION INFORMATION**

Election District: 2  
Councilmanic District: 3  
1" = 200' scale map #: NW 9-L  
Zoning: RC 2  
Lot size: 1.5 acreage square feet

Public ☐ Private ☒  
Sewer: ☐ Water: ☐  
Chesapeake Bay Critical Area: ☐  
Prior Zoning Hearings: N/A

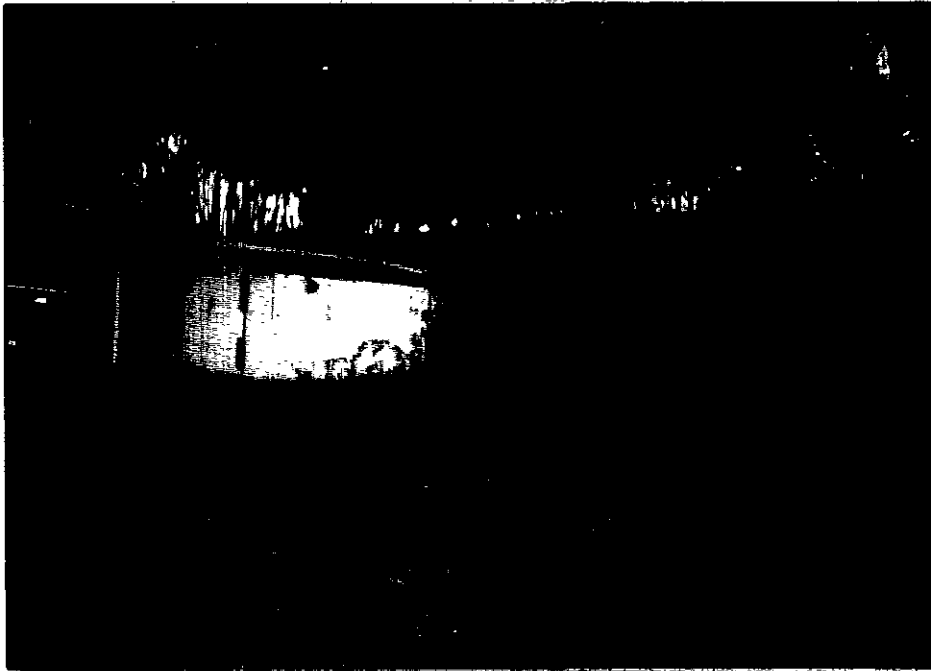
**Zoning Office USE ONLY!**

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_  
SDA 448



North  
date: 5/8/96  
prepared by: DANIEL B. HORN Scale of Drawing: 1" = 20'

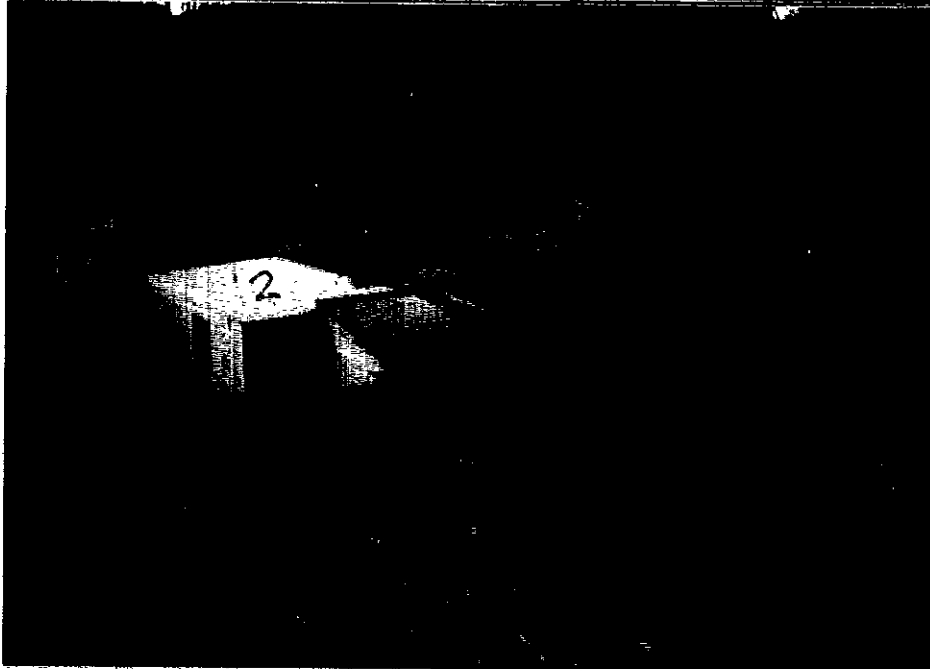
MICROFILMED



Right side elevation.  
Steep slope w/ trees, behind proposed site



Front view.  
Rear elevation rises to a level above the roof-line of house, carport and side shed and rear shed will be replaced by garage in same location. Steep slope w/ trees directly behind house and proposed site.



Rear elevation  
(1) - side shed  
(2) carport  
(3) rear shed  
all to be replaced by garage

(SHEET N.W. 9-M)

N-34,000

WALL LIBERTY DAM RD.

R. C. 2

Kodak *ds*  
digital science™

DEMO

N-33,000

N-32,000

W-72,000

R. C. 2

N-32,000

E-837,000

W-70,500

RD.

R. C. 2

ORCHARD

CHAPEL

ORCHARD

PRIVATE

PRIVATE

PP-NE

96-440-A

NW 9-L

MICROFILMED

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS

Liberty Res.

96-448-A



-OTHER THAN PROPOSED SITE,  
PROPERTY IS TREE COVERED  
AND HILL RISES TO PROPERTY  
LINE AT REAR FROM HOUSE.

STEEP SLOPES ON  
TREE COVERED  
AREAS

-2 CAR CARPORT AND 2 SHEDS  
WILL BE REPLACED BY  
GARAGE IN SAME LOCATION

-PROPERTY IS AT LOWEST POINT  
OF AREA; REST OF PROPERTY AT  
4214 WARD'S CHAPEL RD. RECEIVES  
DRAINAGE FROM OTHER PROPERTIES  
ABOVE IT.

RC. 2. 1.5 Acre Lot.

MICROFILMED



IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
E/S Wards Chapel Road, .5 miles  
S of Liberty Road  
4214 Wards Chapel Road  
2nd Election District  
3rd Councilmanic District  
Daniel Brent Horn, et al  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-440-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Daniel Brent Horn and David Albert Horn, for that property known as 4214 Wards Chapel Road in the northwestern section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a detached accessory structure (garage) in the side yard, in lieu of the required rear yard, with a height of 19 ft., in lieu of the required 15 ft., or alternatively, a variance from Section 1A01.3 of the BCZR to allow a principal structure with a side yard setback of 18 ft., in lieu of the required 35 ft. The property and relief sought are more particularly described on Petitioners' Exh. No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the S.C.Z.R. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of June 1996, that the Petition for a Residential Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to allow a detached accessory structure (garage) in the side yard, in lieu of the required rear yard, with a height of 19 ft., in lieu of the required 15 ft., or alternatively, a variance from Section 1A01.3 of the BCZR to allow a principal structure with a side yard setback of 18 ft., in lieu of the required 35 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner  
for Baltimore County

LES:mmn

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 5, 1996

Messrs. Daniel B. Horn  
and David A. Horn  
4214 Wards Chapel Road  
Marriottsville, Maryland 21104

RE: Petition for Administrative Variance  
Case No. 96-440-A  
Property: 4214 Wards Chapel Road

Dear Messrs. Horn:

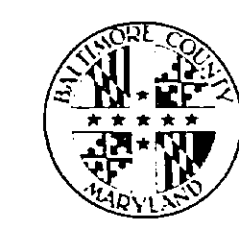
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4214 WARDS CHAPEL ROAD  
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sectional 400.1 TO ALLOW A DETACHED ACCESSORY PRINCIPAL STRUCTURE IN THE SIDE YARD, 19 FT. HT. THE SAME SIZE AS THE HOUSE FOOTPRINT - 19 FT. X 19 FT. IN LIEU OF THE BACK YARD, 15 FT. HT. + SMALLER THAN THE HOUSE FOOTPRINT, OR ALTERNATIVELY SEC 1A01.3 TO ALLOW PRINCIPAL STRUCTURE (ADDITION) 19 FT. X 19 FT. IN THE SIDE YARD IN LIEU OF 35 FT. OF THE Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. MUST BE NEXT TO HOUSE DUE TO HILL BEHIND HOUSE.  
2. SIZE SAME AS HOUSE TO BE USED AS STORAGE TO INCREASE LIVING SPACE IN BASEMENT OF HOUSE.

3. HEIGHT OVER LIMIT TO STORE RECREATIONAL VEHICLE.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person/Owner

Name of Petitioner

Signature

Address

City

State

Zip

Phone

Page No.

Date

Time

Place

Page No.

Date

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Date

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at:

MARRIOTTVILLE, MARYLAND 21104  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (provide reasons or grounds for request)

1. GARAGE MUST BE BUILT NEXT TO HOUSE DUE TO HILL BEHIND HOUSE.

2. GARAGE WILL BE SAME SIZE AS HOUSE FOR IT WILL BE USED AS STORAGE TO INCREASE LIVING SPACE IN BASEMENT OF HOUSE.

3. OVERALL HEIGHT OF GARAGE WILL BE OVER 15' TO BE ABLE TO STORE LARGE RECREATIONAL VEHICLE IN IT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*Daniel Brent Horn*  
Signature  
DANIEL BRENT HORN  
Petitioner

*David Albert Horn*  
Signature  
DAVID ALBERT HORN  
Petitioner

STATE OF MARYLAND, COUNTY OF BALTIMORE

I HEREBY CERTIFY, this 5th day of May, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appearing

*Daniel Horn & David Horn*

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

CHIEF CLERK OF BALTIMORE COUNTY

AS WITNESS my hand and Notarial Seal

5/8/96

NOTARY PUBLIC

My Commission Expires June 6, 1997

*Frederick Smith*  
Notary Public

My Commission Expires June 6, 1997

ZONING DESCRIPTION FOR: 96-440-7  
4214 WARDS CHAPEL ROAD.

BEGINNING AT A POINT ON THE EAST SIDE OF THE PROPERTY, IS A DRIVEWAY ON A 12 FOOT WIDE RIGHT OF WAY AT A DISTANCE OF 367 FEET WEST OF THE CENTER LINE OF WARDS CHAPEL ROAD, WHICH IS 24 FEET WIDE.

AS RECORDED IN DEED LIBER W.P.C. 514 FOLIO 31. CONTAINING 1.5 ACRES. ALSO KNOWN AS 4214 WARDS CHAPEL ROAD.

N 82°22'W 195.3 FT, N 46°25'W 109.1 FT, N 2°35'E 33 FT, N 22°5'E 157.3 FT, S 87°40'E 236.4 FT, S 5°25'E 272.5 FT TO THE PLACE OF BEGINNING.

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 96-440-7

Posted for: Notice Date of Posting: 5/1/96

Petitioner: Daniel & David Horn

Location of property: 4214 Wards Chapel Rd

Location of Sign: Route at intersection of Wards Chapel Road to property

Remarks:

Posted by: Lawrence E. Schmidt Signature

Number of Signs: 1 Date of return: 5/24/96

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE & REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 5-18-96 ACCOUNT: PERMISSION

AMOUNT: \$ 0.00

RECEIVED FROM: Daniel & David Horn

FOR: Posting

VALIDATION OR SIGNATURE OF CASHIER

96-440-7



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

## NOTICE HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1. Posting fees will be accounted and paid to this office at the time of filing.

2. Billing for newspaper advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STOP ISSUANCE OF ZONING ORDERS.

ARNOLD CARLSON, DIRECTOR

For newspaper advertising:

Item No.: 448 Petitioner: DANIEL B. HORN

Location: 4214 WARDS CHAPEL RD. MARRIOTTVILLE, 21104

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DANIEL B. HORN

ADDRESS: 4214 WARDS CHAPEL ROAD

MARRIOTTVILLE, MD 21104

PHONE NUMBER: 410-932-4131

448





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 16, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-440-A (Item 448)  
4214 Wards Chapel Road  
575 Wards Chapel Road, 5 miles S of Liberty Road  
2nd Election District - 3rd Councilmanic  
Legal Owner(s): Daniel Brent Horn and David Albert Horn

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 19, 1996. The closing date (June 3, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*

Arnold Jablon  
Director

cc: Daniel and David Horn



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 30, 1996

Mr. Daniel Brent Horn  
4214 Wards Chapel Road  
Marriottsville, MD 21104

RE: Item No.: 448  
Case No.: 96-440-A  
Petitioner: Daniel Horn

Dear Mr. Horn:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 10, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*M. Carl Richards, Jr.*  
M. Carl Richards, Jr.  
Zoning Supervisor

WCR/pe  
Attachment(s)



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 448 (JKA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: May 16, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 417, 442, 443, 444, 445, 447, and 448

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Pat Keller*

PK/JL

ITEM442/PZONE/TXTJML

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits &  
Development Management

DATE: May 28, 1996

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for May 28, 1996  
Item Nos. 437, 440, 442, 444, 445,  
446, 448 & 449

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government  
Fire Department

789 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-8800

DATE: 05/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 20, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 437, 438, 440, 441, 442, 443,  
444, 445, 446, 447 AND 448, 16

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1106F

cc: File

This Deed, Made this 22<sup>nd</sup> day of May, 1986, by and between NAOMI F. HORN of the County of Baltimore, in the State of Maryland, party of the first part, Grantor, and NAOMI F. HORN, her son, DAVID ALBERT HORN, and her grandson, DANIEL BRENT HORN, all of the County of Baltimore, in the State of Maryland, party of the second part, Grantees.

Witnesseth, that in consideration of the sum of no money and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, in fee simple, unto the said Grantees, as joint tenants, their personal representatives, heirs and assigns, in fee simple, all of the right, title and interest of the Grantor in and to all that lot of ground situate in Baltimore County, State of Maryland, and described as follows:

BEGINNING for the same at a pipe now set on the north side of a road leading from the Ward's Chapel Road to the land formerly owned by MR. MILKE on or in the west 30 perch line of the land described in the deed from JOHN N. DELL to S. VIRGINIA HORN dated June 23, 1919 and recorded among the Land Records of Baltimore County in Liber W.P.C. 514 folio 31; said pipe being north 82 degrees 22 minutes west 294.54 feet from the beginning of said line in the center of Ward's Chapel Road, thence running and binding on a part of said line and on the side of the road running from the Ward's Chapel Road to the land formerly owned by MR. MILKE, with the use thereof in common north 82 degrees 22 minutes west 175.3 feet to the end of said line; thence running and binding on the north 49 degrees west 6.8 perch line and continuing along the side of the road last mentioned with the use thereof in common north 46 degrees 25 minutes west 108.1 feet to a stone formerly set; thence running and binding on the north 2 perch line of the above mentioned deed north 02 degrees 35 minutes east 33 feet to a concrete monument now set; thence running and binding on the third line of the land described in the deed from SAMUEL R. CONREY and wife to JESSE W. DELL, dated December 16, 1914 and recorded among the Land Records of Baltimore County in Liber W.P.C. 514 folio 29, north 22 degrees 05 minutes east 159.37 feet to a monument now set; thence running and binding on a part of the second line of the last mentioned deed in a reversely direction south 87 degrees 40 minutes east 236.4 feet to a pipe now set; thence running for a line of division now made south 05 degrees 25 minutes west 272.5 feet to the place of beginning. Containing 1.5 acres, more or less.

BEING the same lot of ground which Deed dated June 30, 1951 and recorded among the Land Records of Baltimore County in Liber GLB 1986 folio 93 was granted and conveyed by FRANCES J. DOYLE and JAMES DOYLE III her husband unto S. VIRGINIA HORN, RAY O. HORN and NAOMI F. HORN, his wife. The said S. VIRGINIA HORN, RAY O. HORN and NAOMI F. HORN, his wife, have since the 11th day of December 1957 thereby vesting fee-simple title to the within lot of ground unto the said Grantees.

STATE DEPARTMENT OF  
ASSESSMENTS & TAXATION

CLERK DATE  
9-1986

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE  
SIGNATURE DATE 9-1986

TRANSFER TAX NOT REQUIRED  
Director of Finance  
BALTIMORE COUNTY, MARYLAND  
Per *Jeffrey W. Long*  
Date 5/20/96 Sec. 11-85 c

STATE OF MARYLAND / DEPARTMENT OF HEALTH AND MENTAL HYGIENE  
CERTIFICATE OF DEATH

1. DECEASED'S NAME (Last, first, middle initial) Naomi Horn 2. DATE OF DEATH November 26, 1994 3. TIME OF DEATH 11:15 AM

4. SEX Female 5. AGE 89 6. PLACE OF BIRTH Baltimore, Maryland

7. MARITAL STATUS Married 8. HUSBAND'S NAME (Last, first, middle initial) David A. Horn

9. PLACE OF DEATH Old Court Nursing Home 10. CITY, TOWN OR LOCATION OF DEATH Randallstown 11. COUNTY OF DEATH Baltimore

12. STREET AND NUMBER 4214 Wards Chapel Rd. 13. CITY, TOWN OR LOCATION Marriottsville 14. STATE Maryland 15. ZIP CODE 21104

16. RACE White 17. SEX Female 18. AGE 89 19. PLACE OF BIRTH Baltimore, Maryland

20. DECEASED'S OCCUPATION Homemaker 21. PLACE OF DEATH Old Court Nursing Home

22. SIGNATURE OF DECEASED'S NEXT OF KIN Albert Ferrell 23. SIGNATURE OF DECEASED'S NEXT OF KIN Naomi Horn

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BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200'

LOCATION  
HOLBROOK

SHEET  
NW  
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DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1966